

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
February 6, 2016**

The Dodge County Planning, Development and Parks Committee met on February 6, 2017 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Tom Schaefer, Allen Behl, William Muche, Joseph Marsik and Janice Bobholz. The staff present at the request of the Chairman were Joyce Fiacco, Bill Ehlenbeck, Nate Olson and Joseph Giebel.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed.

Motion by Joseph Marsik to approve the agenda and allow the Chairperson to go out of order as needed to efficiently conduct the meeting. Second: Allen Behl Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

Dodge County Planning, Development and Parks Committee - Petition of the Dodge County Planning, Development and Parks Committee to amend Appendix 1 of the Floodplain Zoning Ordinance, Dodge County Wisconsin by adding the dam failure analysis and hydraulic shadow maps for the Village of Hustisford Dam and for the Danville Dam. The intent of the petition is to incorporate the supplemental dam failure analysis and hydraulic shadow maps for the Village of Hustisford Dam using the dam failure profile, dated July 6, 2015 prepared by Stantec Consulting Services Inc. and approved by the Wisconsin Department of Natural Resources and for the Danville Dam using the hydrologic and hydraulic analysis and the dam failure analysis prepared by the Wisconsin Department of Natural Resources dated October 2015.

Motion by Allen Behl to submit a favorable recommendation to the County Board of Supervisors on the petition of the Dodge County Planning, Development and Parks Committee to amend Appendix 1 of the Floodplain Zoning Ordinance, Dodge County Wisconsin by adding the dam failure analysis and hydraulic shadow maps for the Village of Hustisford Dam and for the Danville Dam.

Second by William Muche Vote 4-1(Janice Bobholz) Motion carried.

PUBLIC HEARING

James and Helen Nehmer – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 3.37-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the NE ¼ of the NE ¼, Section 20, Town of Elba;

Motion by Joseph Marsik to approve the conditional use permit request of James and Helen Nehmer to allow for the creation of an approximate 3.37-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and local municipalities if required, prior to the creation of these lots;
2. The proposed non-farm residential lot shall not exceed 4.83-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. Only one single family residential unit may be constructed on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. A "Notice of Zoning Limitations" document shall be recorded with the Dodge County Register of Deeds Office for the following parcels which make up the "base farm tract" which notifies the potential buyers of these parcels that there may be limitations as to the number of new lots that can be created from this base farm tract:
 - 014-1013-2011-000; 014-1013-2012-000; 014-1013-1743-000.
6. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
7. The decision of the Committee is valid for one year.

Second by Janice Bobholz Vote 5-0 Motion carried.

TOWN REZONING REQUESTS

1. **Jesse and Emily Hanks** – Lot 1 CSM 5483, located in part of the NW ¼ of the SE ¼, Section 35, T12N, R14E, Town of Beaver Dam, Dodge County, Wisconsin, the site address being W7827 County Road E. Petition to rezone approximately 4.242-acres of land under the Town of Beaver Dam Zoning Ordinance, from the R1 Single Family Residential Zoning District to the A2 General Agricultural Zoning District has been submitted by the Town of Beaver Dam Town Board to the Dodge County Board of Supervisors for approval.

Motion by Janice Bobholz to submit a favorable recommendation to the County Board of Supervisors on the petition of Jesse and Emily Hanks to rezone approximately 4.242-acres of land under the Town of Beaver Dam Zoning Ordinance, from the R1 Single Family Residential Zoning District to the A2 General Agricultural Zoning District.

Second by Joseph Marsik Vote 5-0 Motion carried.

2. **New Frontier Land Surveying, agent for F-AN-D LLC**, - Part of the SW ¼ of the SE ¼, Section 29, T10N, R14E, Town of Lowell, the site address being W9425 Danville Road, Dodge County, Wisconsin. Petition to rezone approximately 2.2-acres of land under the Town of Lowell Zoning Ordinance, from the AG1 General Agricultural Zoning District to the RC1 Rural Cluster Residential Overlay Zoning District has been submitted by the Town of Lowell Town Board to the Dodge County Board of Supervisors for approval.

Motion by Allen Behl to submit a favorable recommendation to the County Board of Supervisors on the petition of F-AN-D LLC to rezone approximately 2.2-acres of land under the Town of Lowell Zoning Ordinance, from the AG1 General Agricultural Zoning District to the RC1 Rural Cluster Residential Overlay Zoning District.

Second by William Muche Vote 5-0 Motion carried.

3. **Alan and Elizabeth Leonard** – Part of the SW ¼ of the NW ¼ and part of the NW ¼ of the NW ¼, Section 12, T10N, R14E, Town of Lowell, the site address being W8007 County Road KW. Petition to rezone approximately 2-acres of land under the Town of Lowell Zoning Ordinance, from the AG1 General Agricultural Zoning District to the RC1 Rural Cluster Residential Overlay Zoning District has been submitted by the Town of Lowell Town Board to the Dodge County Board of Supervisors for approval.

Motion by Janice Bobholz to submit a favorable recommendation to the County Board of Supervisors on the petition of Alan and Elizabeth Leonard to rezone approximately 2-acres of land under the Town of Lowell Zoning Ordinance, from the AG1 General Agricultural Zoning District to the RC1 Rural Cluster Residential Overlay Zoning District.

Second by Joseph Marsik Vote 5-0 Motion carried.

ADMINISTRATIVE BUSINESS

Economic Development

1. Update on the (CDBG) Community Development Block grant program

Nate Olson presented the Committee with an update on the (CDBG) Community Development Block grant housing program. The original grant program was started as a program for individual Counties, Cities and Villages with the primary purpose of the CDBG program being to assist homeowners with needed home repairs. The program has been changed into a seven region state program with Dodge County participating in the Southern Region with Columbia, Jefferson, Kenosha, Ozaukee, Racine, Rock, Sauk, Walworth and Washington Counties. The region appointed Columbia County as the lead county to channel funds through the program. MSA professional Services Inc. has also been hired to assist with the administration of the program. Due to the current outstanding loans from the original 2010 program, Dodge County still has to maintain the original CDBG program. Therefore, there are two CDBG program loan fund options available to county citizens, the 2010 CDBG program and the regional program. A handout was given to the Committee showing a summary of the program status, requirements and the County's participation rates.

Parks

1. Discuss, consider and take action regarding resolution to County Board to carry forward funds from 2016 to 2017.

Bill Ehlenbeck provided the committee with a copy of a resolution to be presented to the finance committee and to the County Board with a request to carry over funds from budget year 2016 to budget year 2017. In addition to carryover requests for same purpose projects, the resolution requests the appropriation of unanticipated revenues received and unexpended funds from 2016 to be carried over to the 2017 Land Resources and Parks Department budget for 2 new items.

Motion by Janice Bobholz to support the resolution as written.

Second by Joseph Marsik Vote 5-0 Motion carried.

2. Discuss, Consider and take action on Park Reservation fee and refund proposal.

Bill Ehlenbeck indicated that the decision on the online park reservation system has not been finalized, so he is not ready to present a park reservation fee proposal. He stated that a park reservation fee in the \$5 range will likely be necessary to address the costs associated with providing an online reservation system.

3. Park Manager report

Bill Ehlenbeck indicated that the Department is waiting for an appraisal to be completed for the Roll-Hahn property adjacent to Ledge Park.

OTHER BUSINESS

1. The minutes from the January 9, 2017 meeting were reviewed by the Committee.

Motion by Joseph Marsik to approve the minutes as written.

Second by William Muche Vote: 5-0 Motion carried.

2. No Committee Member Reports

3. No additional Per Diems

Motion by order of the Chairman to adjourn the meeting. Motion carried.

Meeting adjourned at 8:27 p.m.

Respectfully Submitted,



Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.